016.0	0010	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	680,700 / 680,700
					USE VALUE:	680,700 / 680,700
					ASSESSED:	680,700 / 680,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TASHJIAN MARY & ROBERT M/TR
Owner 2:	MARY TASHJIAN 2014 REVOCABLE
Owner 3:	TRUST
Street 1:	7111 HEATHER DR
Street 2:	
Twn/City:	LYNNFIELD
St/Prov:	MA Cntry Own Occ: N
Postal:	01940 Type:

PREVIOUS OWNER

Owner 1:	TASHJIAN MARY & ROBERT M -
Owner 2:	-
Street 1:	40 GRAPEVINE AVENUE
Twn/City:	LEXINGTON
St/Prov:	MA Cntry
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Stone Veneer Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6030.000	200,000		480,700	680,700
Total Card	0.138	200,000		480,700	680,700
Total Parcel	0.138	200,000		480,700	680,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 590.89 | /Parcel: 590.89

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	11962
GIS Ref	
GIS Ref	
Insp Date	07/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0010-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	200,000	0	6,030.	480,700	680,700		Year end	12/23/2021
2021	101	FV	193,000	0	6,030.	480,700	673,700		Year End Roll	12/10/2020
2020	101	FV	192,900	0	6,030.	480,700	673,600	673,600	Year End Roll	12/18/2019
2019	101	FV	182,900	0	6,030.	510,800	693,700	693,700	Year End Roll	1/3/2019
2018	101	FV	182,900	0	6,030.	372,600	555,500	555,500	Year End Roll	12/20/2017
2017	101	FV	182,900	0	6,030.	324,500	507,400	507,400	Year End Roll	1/3/2017
2016	101	FV	182,900	0	6,030.	276,400	459,300	459,300	Year End	1/4/2016
2015	101	FV	171,000	0	6,030.	270,400	441,400	441,400	Year End Roll	12/11/2014

!1443!

PRINT

Date	Time
12/29/21	19:59:28

LAST REV

Date	Time
04/02/19	14:05:24
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1443

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASHJIAN MARY	64001-468		7/31/2014	Convenience	1	No	No		Robert Minas Tashjian d.o.d. 4/17/2012 Bk 640
TASHJIAN MARY,	64001-461		7/31/2014	Convenience	1	No	No		
TASHJIAN MARY	51270-167		6/5/2008	Family	1	No	No		
ROUVALIS ROSE	48408-321		10/31/2006	Family	1	No	No		
ROUVALIS ROSE--	48408-318		10/31/2006	Family	1	No	No		
	12447-457		6/4/1973		32,500	No	No		N

USER DEFINED

Prior Id # 1:	11962
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	BS	Barbara S
2/7/2009	Meas/Inspect	336	PATRIOT
10/26/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	267	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	80.	1.00	1									480,721						480,700	

Total AC/HA:	0.13843	Total SF/SM:	6030	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	480,721	Spl Credit		Total:	480,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	16 - Stone Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	STONE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.01959801
Adj $ / SQ:	151.410
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271764
Depreciation:	71746
Depreciated Total:	200019

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

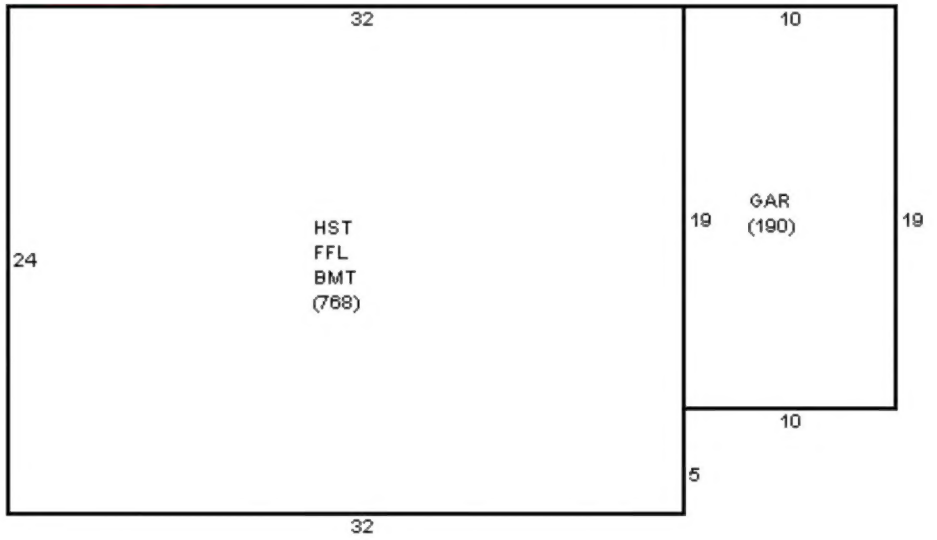
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M

Totals		
1	5	2

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	151.41
Special Features:	0	Val/Su Net:	94.79
Final Total:	200000	Val/Su SzAd	173.61

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	45.420	34,885
FFL	First Floor	768	151.410	116,283
HST	Half Story	384	151.410	58,142
GAR	Garage	190	28.710	5,455

Net Sketched Area:	2,110			Total:	214,765
Size Ad	1152	Gross Area	2494	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

016.0-0010-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc